



OFFICE OF THE MAYOR
CITY OF BRIDGEPORT, CONNECTICUT
MARGARET E. MORTON GOVERNMENT CENTER
999 BROAD STREET
BRIDGEPORT, CONNECTICUT 06604
TELEPHONE (203) 576-7201
FAX (203) 576-3913

BILL FINCH
Mayor

April 17, 2015

TO THE CITIZEN ADVISORY COMMITTEE:

There will be a Meeting of the City of Bridgeport's **CITIZENS' ADVISORY COMMITTEE**, to be held on **Wednesday, April 22, 2015, at 5:00 PM**, at the Margaret E. Morton Government Center, 999 Broad Street, Bridgeport, Connecticut in OPED A Conference Room located on the 2nd Floor.

AGENDA

1. Approval of Minutes of Previous Meeting
2. Consideration and establishment of ideas for a proposed Environmental Community Benefits Agreement
3. Adjourn

Very truly yours,

Elizabeth Torres
Secretary
Citizen Advisory Committee

cc: A. Nunn, CAO
A. Wood, Chief of Staff
R. Felipe, Deputy Chief of Staff
L. Daniels, Director of Neighborhood Initiatives
M. Anastasi, City Attorney
Members of the Citizen Advisory Committee

CALL TO ORDER:

The meeting was called to order at 5:20 P.M. by Adrienne Houel, Committee Chair. A quorum was not present until 5:30 P.M. No action was taken by the Committee during the period prior to quorum. The following members were present:

Present (8)

Hon. Jack Banta 131 st District	Rev. Carl McCluster	Elizabeth Torres, Secretary
George Estrada, Vice Chair	Chris Phelps	Adam Wood
Adrienne Houel, Chair	Cathleen Simpson (via phone)	

Absent (7)

Hon. Howard Austin, Sr., 131 st District	Onte Johnson	Bill Malone
Rep. Jack Hennessey	Sharon Lewis	Hon. Mike Marella 138 th District
		Hon. Denese Taylor-Moye, 131 st District

Also Present:

Steven G. Mednick, Counsel

MEMBER STATUS:

It was indicated that Onte Johnson had moved to North Carolina.

DISCUSSION OF IDEAS FOR AN ENVIRONMENTAL COMMUNITY BENEFITS AGREEMENT

The Chair, Adrienne Houel presented a bucket of CAC Program/Project Suggestions. The purpose of the meeting was to discuss issues pertaining to the development of an Environmental Community Benefits Agreement ("ECBA"). In this context, the Chair proposed the need to have a foundation to manage any funds resulting from the agreement in order to develop rules for funding projects and management of the principal. She proposed the following list of "buckets":

Infrastructure

- Shut down the coal plant and plan re-use of property with community
- Brownfields remediation
- Sewer Separation
- Resilience Work: i.e. Seaside Park berms
- Complete Streets
- Storm Water Management: bio-swales and other
- Bike paths
- Parks & Tree-planting
- Landscaping/gardens as components of future housing developments
- Involve developers in thinking about impact of physical plant (coal and gas) on redevelopment (South End and other neighborhoods)

Health

- Strengthen Community Gardens Programs
- Improve access to health care
- Expand farmers' markets
- Provide crime (an indicator of) and asthma heat maps (fund special surveys under CT well-being Survey)

- Focus new studies on city neighborhoods (not only by zip codes)
- Increase access to health and food security by funding and supporting healthy bodegas (\$15K per bodega) or neighborhood grocery stores (\$3M)

Outreach & Education

- Conservation Corps
- Recycling information to families
- Lead Paint
- Household management to reduce health risks: promote Healthy Homes concept
- Social Media to combat smoking
- Combat Teen pregnancy
- After school programs

Community Development

- Environmentally focused Job Training; including ESL
- Youth Programs engaging them in work that solves environmental issues
- Support clean energy projects: importance of local residential impact

The Vice Chair, George Estrada raised the issue of looking at the revolving bond fund administered by Deborah Caviness (**Note 1:** At an earlier point the Vice Chair offered a series of ideas for consideration for the ECBA, which are attached hereto as Insert 1¹).

Adam Wood presented the following additional items for consideration:

- Creation of revolving loan fund of \$2-3 million or more for the Energy Improvement District to help finance renewable energy projects.
- Funding of conservation corps "outreach education" to double or triple number of people going door to door re: city's conservation efforts
- CISCO has a visualization and projection lighting system which utilizes LED screen lighting. One idea is to wrap the PSEG smokestack (will follow up with detail and pricing of project)
- Creation of fund for the construction of net zero homes (subsidized/affordable units)
- Funding/ Creation of environmental education programming (similar to the Mill River Association in Fairfield, but for Bridgeport school children)

The Secretary, Elizabeth Torres expressed concern that federal funding has diminished to \$2 million for the funding of the "lead free families/health homes" program. **Rev. McCluster** supported the concept of funding this program.

Attorney Mednick raised the issue of quantifying each of the proposed programs in order to develop a realistic strategic or tactical approach to the agreement negotiations.

Rev. McCluster suggested that the CAC needs to prioritize the issues of sustainability and actual payback to the community of the various proposed programs pointing to the concept of a revolving loan fund as such a mechanism. At the same time a jobs program should be looked to as "generating a sustainable quantifiable" return on investment.

There was a discussion of “phasing out the coal plant”. The Chair suggested that, in her view, the issue of “coal plant shutdown” should not take funds off the table regarding the other programmatic elements of the ECBA. Adam Wood suggested there would be push back on the timing of such “shutdown” or “phase-out”. Chris Phelps indicated that the ECBA should include a provision regarding the phase-out of the coal plant. Mr. Phelps pointed out that in the New Haven transaction there was a condition that there would be no increase in emissions, effectively, placing a cap on the volume of emissions (Note 2: Mr. Phelps ideas were further expounded upon in an email attached hereto as insert 2²).

Rev. McCluster agreed with Mr. Phelps and further indicated that PSEG has demonstrated the ability to mitigate pollution with technology and reiterated that the New Haven transaction resulted in the reduction of the use of the plant over time. The Chair indicated that we could propose a reduction of use and pollution. Rev. McCluster suggested that if the real issue is air pollution the target should be a reduction in air pollution. The issue for Rev. McCluster is how we tie this goal to the jobs and technology that will exist in the aftermath (Note 3: Earlier in the life of the CAC, Rev. McCluster submitted several ideas which are attached as Insert #3³). The Vice Chair asked whether PSEG had talked about 2024. Mr. Phelps stated that the federal government is pushing for a ten year timetable and PSEG has a record of working with stakeholders.

General Support for the “Buckets”: Prioritization. There was general support, articulated by Mr. Phelps, for the “buckets” set forth in the Chair’s list, above. The issue is to determine how the components benefit people. Rev. McCluster emphasized that the components of an ECBA must be “about environmental impact”. He further stated that the CAC needs to evaluate the elements of a proposed ECBA by considering the following: (1) Sustainability; (2) ROI; (3) Measurable results; (4) Environmental Impact; and (5) Leverage.

Adam Wood agreed that he needed to follow up on (1) Information on Energy Improvement District and (2) Cost estimates and further detail for (a) WPCA sewer separation in South End; (b) Conservation Corps; (c) Revolving loan fund for environmental improvement district; (d) LED lighting project on smokestack; and, (e) Resiliency Efforts

The Committee decided to conduct its next meeting on the 6th of May at 3:00 P.M. with a Public Hearing to follow on the 18th of May. The Vice Chair and Rev. McCluster agreed to locate a site for the public hearing.

The Meeting adjourned at 6:31 P.M. (Motion by the Vice Chair; second by Rev. McCluster)

1

INSERT 1 - COMMUNITY BENEFITS IDEAS PRESENTED BY THE VICE CHAIR ON 22 JANUARY 2015.

As we discussed the other day I will be traveling back to Connecticut on Monday and will not be able to attend our meeting. I assume communicating through you will be the best method going forward. I jotted ideas as we spoke the other day that I would have brought to the committee Monday.

PSEG did state that everything is on the table therefore the first concern I have is the location this plant is proposed to be situated on. Beginning around 2005, I was involved while working with the City, in the Remington site development project. This is in my opinion the premier development site in the City. Unlike Steel Point which will have the gritty industrial view of the UI / PSEG facilities across the water, Remington has unobstructed views of the harbor and sound. The proposed plant will be a visual obstacle now situated to the front of the development and elevated above the tree line the current tank farm is shielded by.

"Resilient" community benefits I would like to suggest for consideration:

- Move plant north on the site. PSEG can land lease the acreage where the tanks are now, that will be removed, to the city for a dollar a year for open space / park land. This can become an extension of Seaside Park connected by a boardwalk the developer next door constructs. This would provide for the first time in a century access to the harbor on that side. This dovetails into the Mayor's ongoing efforts to open the waterfront once again to communities divorced from it by industrial sprawl.

They could reduce size of coal stockpile signaling true future phase out of old plant. Remember anything constructed will be elevated at least 9' to conform to FEMA flood regulations. I was shocked they never included the neighboring developer in any conceptual discussions. I asked them last Friday night at the community information meeting and again this Tuesday at the meeting. Point of information I personally called the Developer on Wednesday and discussed this much to his surprise.

- Litter patrol similar to DSSD to improve the quality of life in the South End. Could be managed by PSEG or seeded within the South End Community Center.
- Storm water management CSO project be funded to prevent sewage spills during sever rain events from combined system. This is a serious health concern for decades.
- Streetscapes landscape improvements that would improve neighborhood pedestrian experience and trees to purify air from pollutants.
- Phase-out plan for coal fired plant be negotiated sooner than
- PS EG indicated that nothing is off the table for negotiation as currently planned.
- PS EG could fund On going annual Bridgeport jobs training initiative possibly at new grammar school or S. End Community Ctr. things such as English as a second language can be skills that are provided for job seekers. This would make the diverse south end community more employable and provide them a greater opportunity of higher-paying jobs.

2

INSERT 2 - CHRIS PHELPS SUBMISSION DATED 22 APRIL 2015

From my perspective, the most important point is that PSEG should agree to close the coal plant on a relatively short timeline as a precondition for negotiating a CBA regarding their proposed Natural Gas power plant.

In terms of other ideas, I'm particularly interested in hearing input from local community organizations. But a couple of ideas on our minds are:

- The CBA should include agreement on disposition of the coal plant property following its closure. Cleanup, remediation, and redevelopment/use that is beneficial to the local community.
- Support for community clean energy project(s). Such projects enable renters, small businesses, and others who may be otherwise unable to install solar panels on their homes or businesses to do so, getting the benefits of solar energy and lowering their energy bills. There are some opportunities along these lines now, and if legislation pending before the General Assembly passes this spring, even greater opportunities will be available.

Funding for mitigation of Brownfield sites, pollution cleanup, etc.

3

INSERT 3 – REV. CARL MCCLUSTER SUBMISSION DATED 13 MARCH 2015

Please receive the following possible items for consideration for the Community Benefits Agreement we are negotiating with PSEG

- Community Survey of Health Issues with focus on those that are related to the environmental conditions within our community
- A jobs program that will insure Bridgeport residents have jobs both during construction and after the proposed plant is built
- Community pocket parks in the south end community to enhance 'greening' of the community surrounding the new plant.